



City of Tucson Planning & Development Services

Learn about a proposal to make it easier to build

Casitas in Tucson

The City of Tucson is proposing a change to the zoning code to allow one Casita to be built on any residential lot.

This proposal was initiated by Mayor and Council in November 2020 and has been developed based on input from the public and a stakeholder group.



Casitas, or Accessory Dwelling Units / ADUs
are independent living spaces with their own kitchen



DETACHED



ATTACHED



INTERIOR (UPPER LEVEL)



INTERIOR (LOWER LEVEL)



ABOVE GARAGE



GARAGE CONVERSION

Casitas provide more flexible housing options, support aging in place, and are a way of promoting sustainable infill development

Currently, these types of units are restricted to either a guest house without a kitchen, or are considered a second dwelling unit and can only be built on large lots.

This proposal would make it easier to build casitas across the city.

Learn more about the proposal and how to share feedback at:

[HTTPS://BIT.LY/TUCSONCASITAS](https://bit.ly/tucsoncasitas)





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The proposed code change would allow the following:

Each New Casita

Could be built up to :

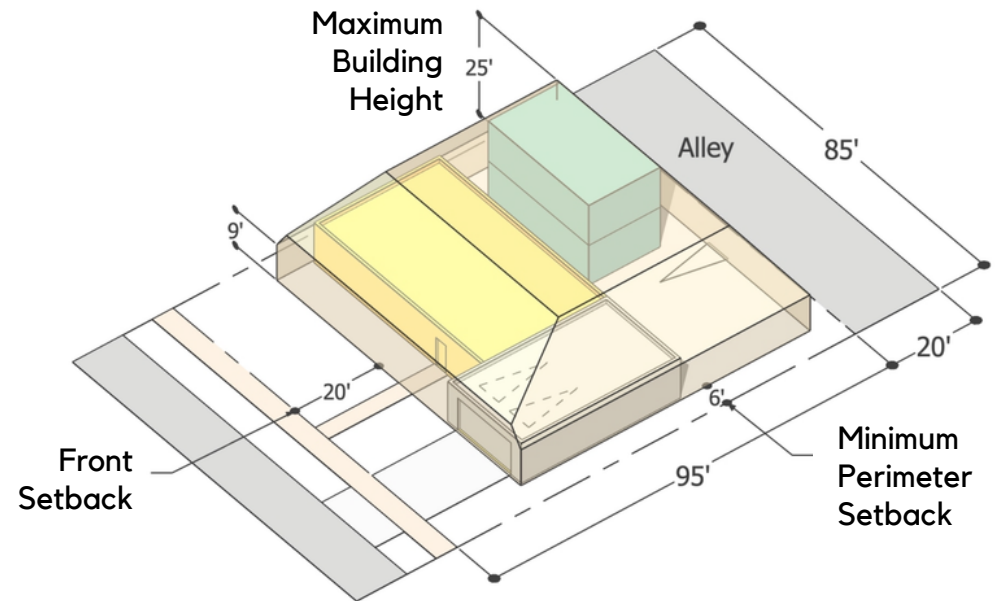
- **750 sq ft** on lots 7,000 sq ft or less
- **1,000 sq ft** on lots bigger than 7,000 sq ft

Would require :

- a **cool roof** white or reflective for heat mitigation
- **1 parking space** waived for Casitas that are 1/4-mile from transit or a bike boulevard
- a **permanent foundation**

Existing regulations apply regarding occupancy, group dwelling, dimensional standards, maximum building height, lot coverage, and setbacks

See diagram for details



illustrative example of maximum build-out on an 8,075 sq ft lot

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